

126.0

Map

0006

Block

0008.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,062,500 /

USE VALUE: 1,062,500 /

ASSESSed: 1,062,500 /

Total Card /

Total Parcel

1,062,500

1,062,500

1,062,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		FIELD RD, ARLINGTON

OWNERSHIP

Owner 1:	DESANTIS MICHAEL P
Owner 2:	
Owner 3:	
Street 1:	212 ORCHARD ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA
Postal:	02478

PREVIOUS OWNER

Owner 1:	DESANTIS MICHAEL P -
Owner 2:	MCGOLDRICK MARILYN T -
Street 1:	212 ORCHARD ST
Twn/City:	BELMONT
St/Prov:	MA
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 6,493 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3360 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6493		Sq. Ft.	Site		0	90.	0.95	10									553,311						553,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6493.000	504,300	4,900	553,300	1,062,500
Total Card	0.149	504,300	4,900	553,300	1,062,500
Total Parcel	0.149	504,300	4,900	553,300	1,062,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	316.22	/Parcel:	316.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	504,400	4900	6,493.	553,300	1,062,600	1,062,600	Year End Roll	12/18/2019
2019	104	FV	385,300	4900	6,493.	584,100	974,300	974,300	Year End Roll	1/3/2019
2018	104	FV	359,600	4900	6,493.	430,400	794,900	794,900	Year End Roll	12/20/2017
2017	104	FV	336,200	4900	6,493.	411,900	753,000	753,000	Year End Roll	1/3/2017
2016	104	FV	336,200	4900	6,493.	381,200	722,300	722,300	Year End	1/4/2016
2015	104	FV	297,600	4900	6,493.	319,700	622,200	622,200	Year End Roll	12/11/2014
2014	104	FV	297,600	4900	6,493.	312,300	614,800	614,800	Year End Roll	12/16/2013
2013	104	FV	310,400	4900	6,493.	297,600	612,900	612,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESANTIS MICHAEL	59674-69		8/2/2012	Convenience	99	No	No		
DE SANTIS MICHAEL	54888-472		6/25/2010	Convenience	99	No	No		
CARNEY JOHN/NIC	33208-413		7/5/2001		550,000	No	No		
BARCO FRANCINE-	32601-270		3/26/2001		490,000	No	No		
SHAW GERTRUDE B	22398-179		7/29/1966		1	No	No		A

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESANTIS MICHAEL	59674-69		8/2/2012	Convenience	99	No	No		
DE SANTIS MICHAEL	54888-472		6/25/2010	Convenience	99	No	No		
CARNEY JOHN/NIC	33208-413		7/5/2001		550,000	No	No		
BARCO FRANCINE-	32601-270		3/26/2001		490,000	No	No		
SHAW GERTRUDE B	22398-179		7/29/1966		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS&NOTICE	CC	Chris C
1/7/2009	Meas/Inspect	294	PATRIOT
10/4/2001	MLS	HC	Helen Chinal
12/10/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT
7/15/1992		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

